

TOWN OF BUCKEYE
REGULAR COUNCIL MEETING MINUTES

APRIL 6, 2004

Call to Order

Mayor Hull, who led the pledge of allegiance, called the meeting to order at 7:04 p.m.

Members Present: Mayor Hull, Vice Mayor Newberry, Councilman Meck, Councilwoman Weir, Councilwoman Charman, Councilman Doster, and Councilman Urwiller.

Staff Present: Joe Blanton, Scott Ruby, Linda Garrison, Mike Carey, Christine Dunnington, Mary Saiz, Carroll Reynolds, Larry Harmer, Jeanine Guy, Alicia Griffin, and Woody Scoutten.

Comments from the Public - None.

Consent Agenda: All items with an (*) are considered to be routine and will be enacted by one motion of the Council. Agenda items *3 and *4 were on the consent agenda.

Moved by Vice Mayor Newberry, seconded by Councilwoman Weir to approve items *3 and *4 on the consent agenda. The motion passed unanimously.

(*3) Approved the minutes of the March 16, 2004 Council workshop and regular Council meeting as presented.

(*4) Approved the invoices due by the Town for payment.

Non Consent Agenda

New Business

5A. Public Hearing - Liquor License Request - (1) Michael Basha (2) Lauren Merrett

Mayor Hull opened the public hearing at 7:05 p.m. to hear citizen input on the proposed liquor license requests by (Michael Basha for a Series 9 license at 21064 W. Main Street, Buckeye AZ (Verrado Master Planned Community) and (2) Lauren Merrett for a Series 10 license at 620 E. Highway 85, Buckeye, (old Woodland Oil location). Staff reported that the applications had been reviewed by the Police Department and there were no objections. There being no input for the citizens in the audience, Mayor Hull closed the public hearing at 7:08 p.m.

5B. Michael Basha Liquor License Request

Michael Basha on behalf of Basha's Inc. requested a Series 9 liquor license at 21064 W. Main Street, Buckeye, (Verrado Master Planned Community). Moved by Councilman Urwiller, seconded by Vice Mayor Newberry to approve a Series 9 liquor license at 21054 W. Main Street, Buckeye, AZ (Verrado Master Planned Community) to Michael Basha for Bashes' Inc. The motion passed, Mayor Hull, Vice Mayor Newberry, Councilwoman Weir, Councilwoman Charman, Councilman Doster, and Councilman Urwiller voting "Aye", Councilman Meck voting "No".

5C. Lauren Merrett Liquor License Request

Lauren Merrett on behalf of Orange Food Stores, Inc. requested a Series 10 liquor license at 620 E. Highway 85, Buckeye, (old Woodland Oil). Moved by Vice Mayor Newberry, seconded by Councilwoman Weir to approve a Series 10 liquor license at 620 E. Highway 85, Buckeye, AZ (old Woodland Oil) to Lauren Merrett for Orange Food Stores, Inc. The motion passed, Mayor Hull, Vice Mayor Newberry, Councilwoman Weir, Councilwoman Charman, and Councilman Doster voting "Aye", Councilman Meck and Councilman Urwiller voting "No".

5D. Support for Old U.S. 80 as a Scenic/Historic Route

Ms. Stacey John requested a written endorsement supporting the establishment of Old U.S. 80 as a Scenic/Historic Route. Moved by Councilman Meck, seconded by Vice Mayor Newberry to approve a letter of support to establish Old U.S. 80 as a Scenic/Historic Route. The motion passed unanimously.

5E. Public Hearing - Annexation (Hagenmaier A04-03)

Mayor Hull opened the public hearing at 7:30 p.m. to hear public input on the proposed annexation of approximately 15.5 acres located 1,260 feet east of Palo Verde Road and Interstate I-10 (described as a portion of the southeast quarter of Section , Township 1 North, Range 4 West of Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying south of the Ehrenberg-Phoenix Highway. There being no further comments, Mayor Hull closed the public hearing at 7:31 p.m.

5F. Ordinance 18-04 Annexation (Woods A03-05)

Bill and Bonnie Woods requested annexation of approximately two acres located at 1122 N. 189th Avenue, Buckeye, AZ. Moved by Councilman Meck, seconded by Vice Mayor Newberry to adopt Ordinance 18-04 increasing the corporate limits of the Town of Buckeye, Arizona and read by title only. The motion passed unanimously.

5G. Ordinance 19-04 Rezoning (Woods RZ04-07)

Bill and Bonnie Woods requested rezoning of approximately 2 acres located at 1122 North 189th Ave., Buckeye, AZ from R-43, Rural Residential (Maricopa County) to GC, General Commerce (Town of Buckeye). Moved by Councilman Meck, seconded by Vice Mayor Newberry to adopt Ordinance 19-04 rezoning approximately 2 acres located at 1122 N. 189th Avenue, Buckeye, AZ and read by title only. The motion passed unanimously.

5H. Ordinance 20-04 Rezoning (Gerard)

Mr. Gerard requested rezoning of approximately 10 acres located approximately 1/8 mile south of Yuma Road and 1/4 mile east of Miller Road. Staff reported that this property was annexed into the Town at the last Council meeting and that Mr. Gerard is now requesting rezoning. Moved by Vice Mayor Newberry, seconded by Councilwoman Charman to adopt Ordinance 20-04 rezoning approximately 10 acres located approximately 1/8 mile south of Yuma Road and 1/4 mile east of Miller Road from R-43, Rural Residential (Maricopa County) to GC, General Commerce (Town of Buckeye) and read by title only. The motion passed unanimously.

5I. Resolution 08-04 Approval of Final Plat (Parcel 3N West Park)

AZ Property Co Holdings, L.L.C. requested approval for a Final Plat for Parcel 3N located north of Lower Buckeye Road and ½ mile west of Miller Road within Phase I of the West Park Master Planned Community. The parcel is located at the north eastern portion of Phase I of West Park in a portion of Section 18, Township 1 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. The subject subdivision consists of 89 single family residential lots on approximately 27 acres. This request does comply with the Town of Buckeye's Land Use District Map, which designates the site as Planned Community and with the West Park Master Plan, which designates the site as Residential SFD-3. Moved by Councilman Urwiller, seconded by Councilwoman Weir to adopt Resolution 08-04 approving the Final Plat of West Park Parcel 3N located north of Lower Buckeye Road and ½ mile west of Miller Road in Phase I of the West Park Master Planned Community and read by title only. The motion passed unanimously.

5J. Resolution 09-04 Approval of Final Plat (Parcel 3S West Park)

AZ Property Co Holdings, L.L.C. requested approval for a Final Plat for Parcel 3S located north of Lower Buckeye Road and ½ mile west of Miller Road within Phase I of the West Park Master Planned Community. The parcel is located at the north eastern portion of Phase I of West Park in a portion of Section 18, Township 1 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. The subject subdivision consists of 72 single family residential lots on approximately 20 acres. This request does comply with the Town of Buckeye's Land Use District Map, which designates the site as Planned Community and with the West Park Master Plan, which designates the site as Residential SFD-3. Moved by Councilman Urwiller, seconded by Councilwoman Weir to

adopt Resolution 09-04 approving the Final Plat of West Park Parcel 3S located north of Lower Buckeye Road and ½ mile west of Miler Road in Phase 1 of the West Park Master Planned Community and read by title only. The motion passed unanimously.

5K. Resolution 10-04 Approval of Final Plat (Parcel 4N West Park)

AZ Property Co Holdings, L.L.C. requested approval for a Final Plat for Parcel 4N located 1/4 mile north of Lower Buckeye Road and east of Rooks Road within Phase I of the West Park Master Planned Community. The parcel is located at the north western portion of Phase I of West Park in a portion of Section 18, Township 1 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. The subject subdivision consists of 132 single family residential lots on approximately 34 acres. This request does comply with the Town of Buckeye's Land Use District Map, which designates the site as Planned Community and with the West Park Master Plan, which designates the site as Residential SFD-4. Moved by Councilman Urwiller, seconded by Councilwoman Weir to adopt Resolution 10-04 approving the Final Plat of West Park Parcel 4N located ¼ mile north of Lower Buckeye Road and east Rooks Road in Phase 1 of the West Park Master Planned Community and read by title only. The motion passed unanimously.

5L. Resolution 11-04 Approval of Final Plat (Parcel 4S West Park)

AZ Property Co Holdings, L.L.C. requested approval for a Final Plat for Parcel 4S located 1/8 mile north of Lower Buckeye Road and east of Rooks Road within Phase I of the West Park Master Planned Community. The parcel is located at the north western portion of Phase I of West Park in a portion of Section 18, Township 1 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. The subject subdivision consists of 90 single family residential lots on approximately 19 acres. This request does comply with the Town of Buckeye's Land Use District Map, which designates the site as Planned Community and with the West Park Master Plan, which designates the site as Residential SFD-4. Moved by Councilman Urwiller, seconded by Councilwoman Weir to adopt Resolution 11-04 approving the Final Plat of West Park Parcel 4S located 1/8 mile north of Lower Buckeye Road and east of Rooks Road in Phase 1 of the West Park Master Planned Community and read by title only. The motion passed unanimously.

5M. Planner II Position Funded by Stardust Companies

Council considered a letter received by Stardust Companies to provide the funds necessary, on an interim basis, to immediately add a Planner II position with the understanding that it is the Town's intent to fund the needed Community Development Department positions in the new budget. After some discussion, moved by Vice Mayor Newberry, seconded by Councilman Meck to fund a Planner II position if Stardust Companies will fund the position for at least one fiscal year. The motion passed unanimously.

5N. Donation of Old Fire Equipment

Council considered a request from the Fire Department to donate the Department's old Hurst extrication equipment to a Fire Department in Mexico that does not have this type of equipment or to a community college for training. This equipment no longer has any financial value and does not meet NFPA safety requirements. Moved by Vice Mayor Newberry, seconded by Councilwoman Weir to approve the request to donate the Fire Department's old Hurst extrication equipment and to allow the donation to be at the discretion of the Fire Chief. The motion passed unanimously.

5O. Buckeye Fire Department's 5 Year Strategic Plan and Operational Guide

Moved by Councilman Urwiller, seconded by Councilman Meck to table this item until the new Council is seated. Mayor Hull, Councilman Meck, and Councilman Urwiller voting "Aye", Councilwoman Weir, Councilwoman Charman, Vice Mayor Newberry, and Councilman Doster voting "No". The motion failed.

Moved by Vice Mayor Newberry, seconded by Councilwoman Weir to approve the Buckeye Fire Department's 5 Year Strategic Plan and Operational Guide as presented. Vice Mayor Newberry, Councilwoman Weir, Councilwoman Charman, and Councilman Doster voting "Aye", Mayor Hull, Councilman Meck, and Councilman

Urwiller voting "No". The motion was approved.

5P. Resolution 13-04 Authorizing Submission to AZ Highway Safety Program

Chief Dunnington reported that this year the Fire Department has requested authorization to submit a grant to the AZ Highway Safety Program in the amount of \$12,000 for training. Moved by Vice Mayor Newberry, seconded by Councilwoman Weir to authorize submission of projects for consideration in Arizona's (2004) Highway Safety Plan; appointing the Fire Chief as agent for the Town to conduct all negotiations and to execute and submit all instruments in connection with such grant, and read by title only. The motion passed unanimously.

5Q. Parks, Recreation and Library Services Request for Purchase of Computers

This purchase will be funded from grant monies in the FY 2003/3004 budget (\$2,500 from the General Fund and \$5,000 from LSTA grant funds). Moved by Councilman Urwiller, seconded by Vice Mayor Newberry, to approve the purchase of computers for the Library from Dell Computers in the amount not to exceed \$7,500.00. The motion passed unanimously.

5R. Consultant Award for Parks and Recreation Master Plan

Moved by Vice Mayor Newberry, seconded by Councilwoman Charman to select RBF Consultants as the most responsible bidder for the Parks and Recreation Master Plan and to authorize staff to negotiate and sign a contract. The motion passed unanimously.

5S. Construction Contract for CDBG Project No. 0302 - Reconstruction of 2nd, 3rd, and 4th Streets

The Town received thirteen bids for the CDBG 0302 project. The bids were evaluated by Wilson & Associates, the engineering consultants responsible for the design of the street reconstruction project. Staff recommends Standard Construction, Inc. in the amount of \$317,535.50. Moved by Vice Mayor Newberry, seconded by Councilwoman Charman to approve and authorize the Mayor to sign the construction contract with Standard Construction, Inc. in the amount of \$317,535.50 for CDBG Project #0302 Reconstruction of 2nd, 3rd, and 4th Streets. The motion passed unanimously.

5T. Sewer Facilities Line Extension and Cost Reimbursement and Fee Credit Agreement

Staff reported that this agreement would allow West Park to construct the sewer facilities line extension and set up a cost reimbursement and fee credit agreement to those developers who connect into the line. Moved by Vice Mayor Newberry, seconded by Councilman Meck to approve the sewer facilities line extension and cost reimbursement and fee credit agreement between the Town and AZPROPERTYCO HOLDINGS, L.L.C. The motion passed unanimously.

5U. Construction Manager at Risk for the Police Facilities

Staff reported that on March 29th the Police Department Remodel Committee interviewed three construction management firms that were short listed from the six who had responded to the Town's RFQ. Staff requested approval to enter into negotiations to provide services with Adaptive CM, L.L.C. Moved by Vice Mayor Newberry, seconded by Councilwoman Weir to authorize staff to begin negotiations with Adaptive CM, L.L.C. for a Construction Manager at Risk for the remodeling of the new police facilities to be located at the corner of 6th Street and Centre Ave. The motion passed unanimously.

5V. Buckeye Christian Food Ministries Request for Funds

Buckeye Christian Food Ministries requested Council approval of \$2,500 to help defray costs for the delivery of food to needy residents. Moved by Councilwoman Charman, seconded by Vice Mayor Newberry to approve the request for funding in the amount of \$2500 to Buckeye Christian Food Ministries. The motion passed unanimously.

5W. Award Contract for Engineering Services (Northwest Sewer Community Facilities District)

Moved by Vice Mayor Newberry, seconded by Councilman Meck to award a contract for engineering services for

the purpose of design of sanitary sewers for the area known as the Northeast Sewer Community Facilities District to EPS Group Inc. in the amount not to exceed \$682,577. Scott Ruby, Town Attorney, stated that no Notice to Proceed will be issued until all signatures have been received on the reimbursement agreement. The motion passed unanimously.

5X. Award of Engineering Services Contract - Expansion of Wastewater Treatment Plant

Staff requested entering into an engineering contract with Camp, Dresser & McKee Inc. in the amount of \$1,128,760 for the expansion of the wastewater treatment plant by 3.0 mgd for a total treatment capacity of 3.95 mgd. Moved by Councilman Urwiller, seconded by Vice Mayor Newberry to approve and authorize the Mayor to sign the engineering services contract with Camp, Dresser, McKee, Inc. In the amount of \$1,128,7660 for the expansion of the wastewater treatment plant by 3.0 mgd for a total treatment capacity of 3.95 mgd. The motion passed unanimously.

5Y. Book Grant

Staff requested approval to apply for a book grant from the AZ Community Foundation. This grant requires a 50% match of \$2,500 from Town funds. (\$1,500 Town funds and \$1,000 from the Friends of the Library). Moved by Vice Mayor Newberry, seconded by Councilwoman Weir to approve the request from the Parks, Recreation, and Library Services Department to apply for a \$5,000 book grant from the Arizona Community Foundation. The motion passed unanimously.

5Z. Public Hearing – Annexation (Akisaku A04-05)

Mayor Hull opened the public hearing at 8:46 p.m. to hear public input on the proposed annexation request presented by Michael Fa of Design Fusion on behalf of Akisaku Industries of a portion of Section 5, Township 1 North, Range 4 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as Parcel 504-15-060, Lot 28 Sweetwater Estates as recorded in Book 126, Page 32, of Maricopa County Records; except the east 10 feet thereof. There being no input from the public, Mayor Hull closed the meeting.

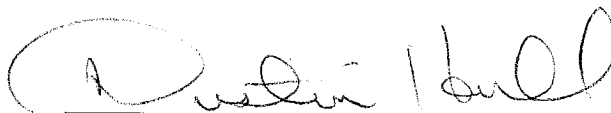
Town Manager's Report

The Town Manager reported on the following items:

1. Bulk Trash pick-up is scheduled for next week. Pickup will be Wednesday April 14th and Saturday April 17th.
2. Last week's Spring Celebration was cancelled due to the weather. The Buckeye Anti-Slum Task Force removed its 15th dilapidated structure. The Task Force demolished the burned-out residence at 507 Mahoney. Plans are being made to demolish two structures at 205 Jackson.
3. The Citizens Satisfaction telephone survey has been completed and a report should be complete by the end of the week.
4. Last week Woody, Carroll and the Town Manger attended a kick-off meeting at MCDOT for the design of a new traffic signal at MC 85 and Miller Road. Carter-Burgess is the consultant selected to complete the designs and should be complete by mid-June.
5. Following the MCDOT meeting, staff went to the MCFCD meeting regarding alluvial fans in Sun Valley.
6. On March 24th the MAG Regional Council approved \$135,000 of CMAQ funds to the Town for the purchase of a PM-10 Certified Street Sweeper. The Town's match is approximately \$8,000.
7. There will be two Community Facilities District Board meetings immediately following this meeting.

Adjournment


There being no further business to come before the Council, moved by Vice Mayor Newberry, seconded by Councilman Meck to adjourn 8:47 p.m. The motion passed unanimously.




Dustin Hull, Mayor

Council Minutes
April 6, 2004
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ATTEST:


Linda Garrison, Town Clerk

I hereby certify that the foregoing minutes are a true and correct copy of the Council meeting held on the 6th day of April 2004. I further certify that the meeting was duly called and that a quorum was present.


Linda Garrison, Town Clerk